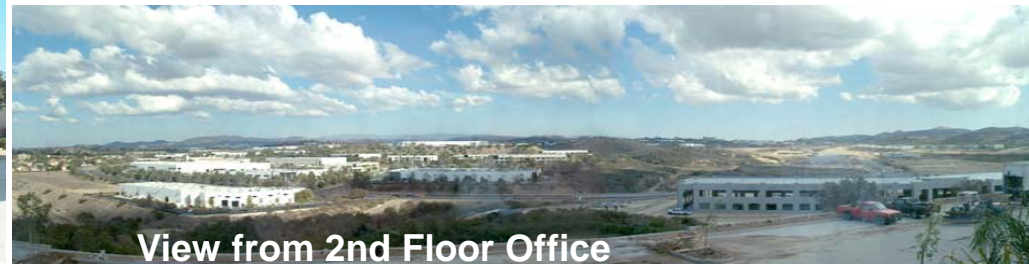


OAKS EAST BUSINESS CENTER

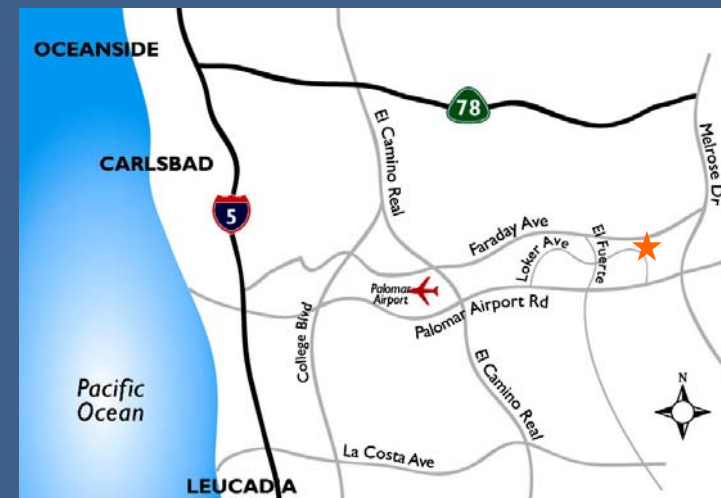
5900, 5910, 5920 and 5930 Sea Lion Place, Carlsbad, California



View from 2nd Floor Office

Features

- Four-Building Project Totalling Approximately 60,139 SF
- Individual Suites from Approximately 1,717 SF
- Grade Level Loading — 12'x14' Roll-up Doors
- 3.5/1,000 Parking Ratio
- Coffee Bars Included in Standard Office Improvements
- Painted Warehouse Walls
- Fire Sprinklered — .45/3,000 gpm
- Natural Gas Stubbed to Each Building
- Concrete Paving Throughout
- Convenient Access off Palomar Airport Road and Loker Avenue



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OAKS EAST BUSINESS CENTER

5900, 5910, 5920 and 5930 Sea Lion Place, Carlsbad, California

5930 Sea Lion Place – 7,345 SF

Suite	Total Square Feet	Office Square Feet	% Office	Minimum Clear Height	Power	Monthly Rental Rate
100	7,345	966*	13%	20'	800 Amps, 110/208 Volts	LEASED

* With an additional \$15/SF tenant improvement allowance

5920 Sea Lion Place – 10,562 SF

Suite	Total Square Feet	Office Square Feet	% Office	Minimum Clear Height	Power	Monthly Rental Rate
100	2,131	870	41%	20' In all units	200 Amps, 110/208 Volts In each unit	\$1.28/SF Mod. Gross + \$.10/SF CAM
110	2,091	602	29%			\$1.25/SF Mod. Gross + \$.10/SF CAM
120	2,172	626	29%			\$1.25/SF Mod. Gross + \$.10/SF CAM
130	2,130	618	29%			\$1.25/SF Mod. Gross + \$.10/SF CAM
140	2,040	762	37%			LEASED

5910 Sea Lion Place – 15,541 SF

Suite	Total Square Feet	Office Square Feet	% Office	Minimum Clear Height	Power	Monthly Rental Rate
100	3,159	1,341	42%	22' In all units	200 Amps, 110/208 Volts In each unit	LEASED
120	1,767	686	39%			LEASED
130	1,769	585	33%			\$1.27/SF Mod. Gross + \$.10/SF CAM
140	1,768	555	31%			\$1.27/SF Mod. Gross + \$.10/SF CAM
150	1,768	552	31%			\$1.27/SF Mod. Gross + \$.10/SF CAM
160	1,773	557	31%			\$1.27/SF Mod. Gross + \$.10/SF CAM
170	1,817	568	31%			\$1.27/SF Mod. Gross + \$.10/SF CAM
180	1,717	584	34%			\$1.29/SF Mod. Gross + \$.10/SF CAM

5900 Sea Lion Place – 26,691 SF

Suite	Total Square Feet	First and Second Floor Office Square Feet	% Office	Minimum Clear Height	Power	Monthly Rental Rate
100	7,472	3,515	47%	23' In all units	400 Amps, 110/208 Volts	LEASED
120	4,459	2,162	48%		200 Amps, 110/208 Volts	\$1.20/SF Mod. Gross + \$.10/SF CAM
130	4,459	2,162	48%		200 Amps, 110/208 Volts	LEASED
140	3,933	1,809	46%		200 Amps, 110/208 Volts	\$1.22/SF Mod. Gross + \$.10/SF CAM
150	6,368	3,130	49%		400 Amps, 110/208 Volts	LEASED

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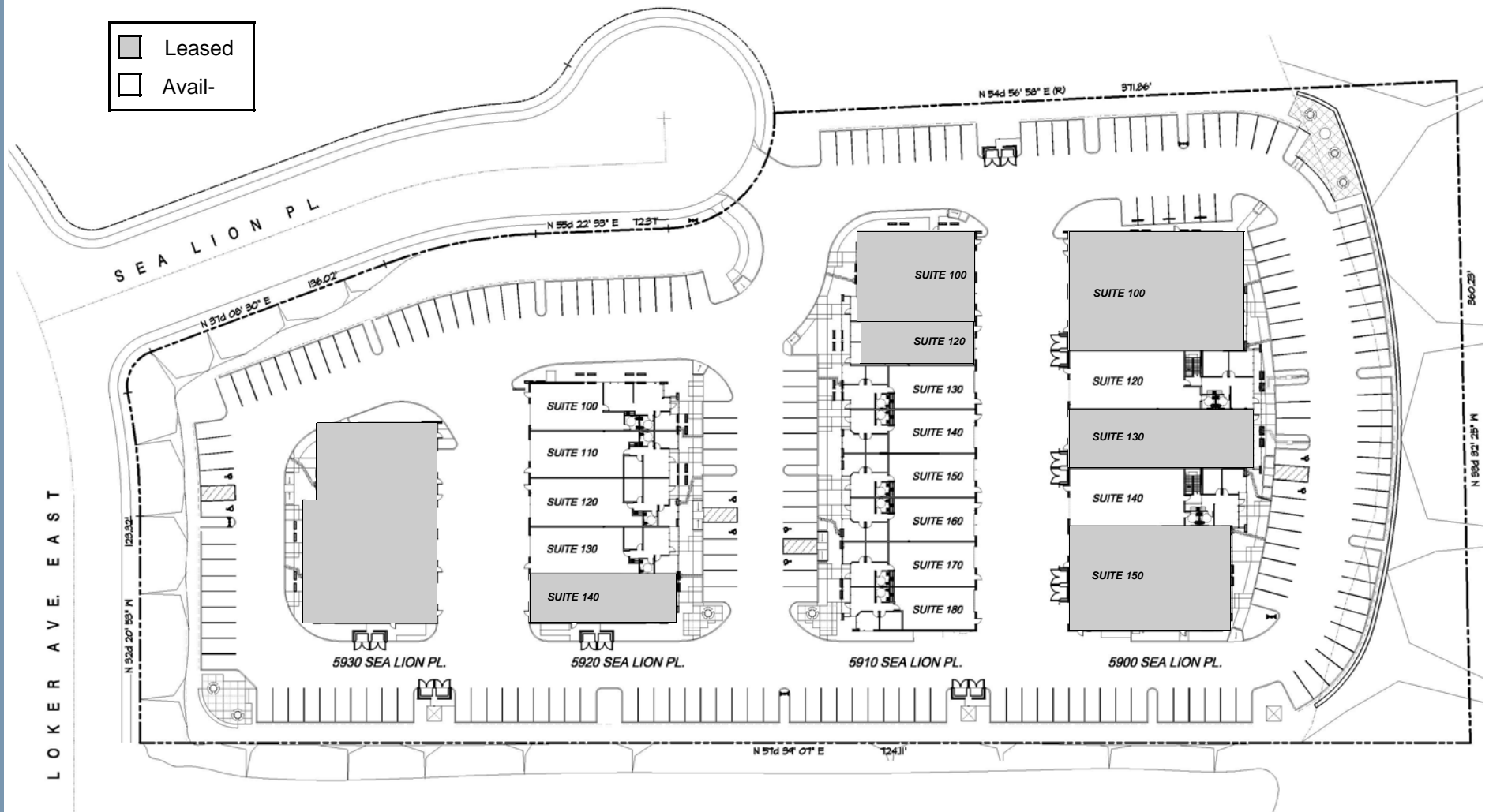
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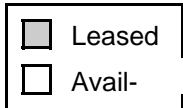
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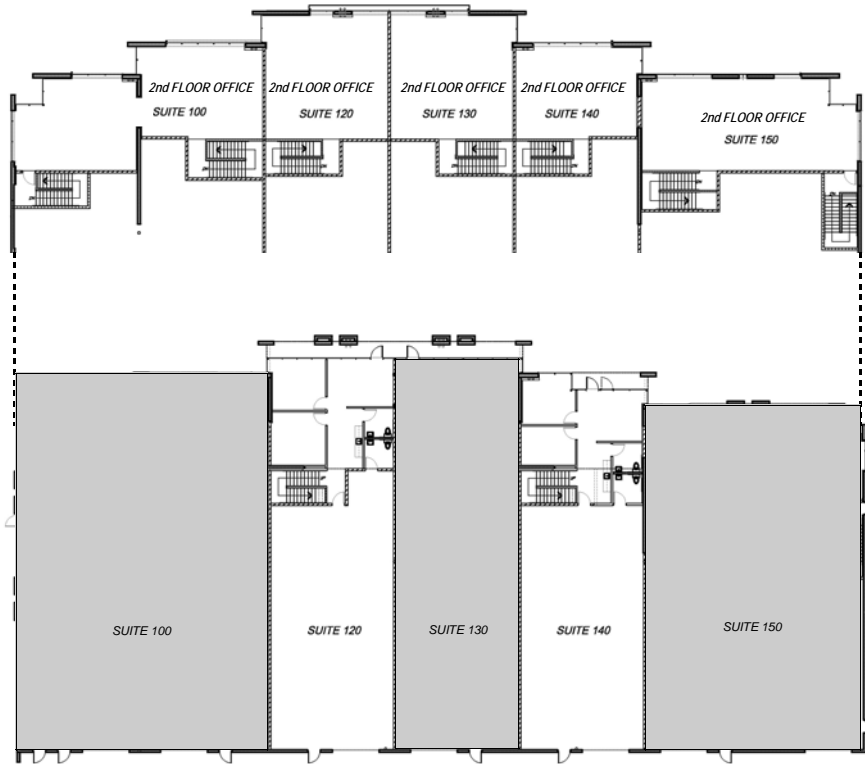
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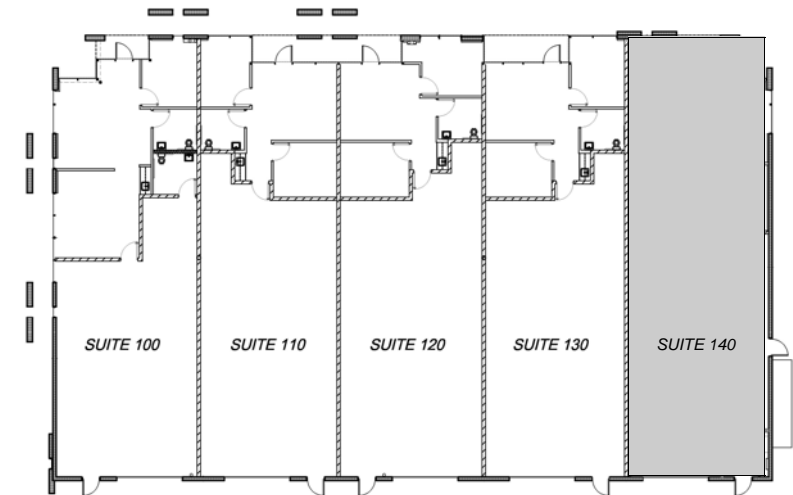
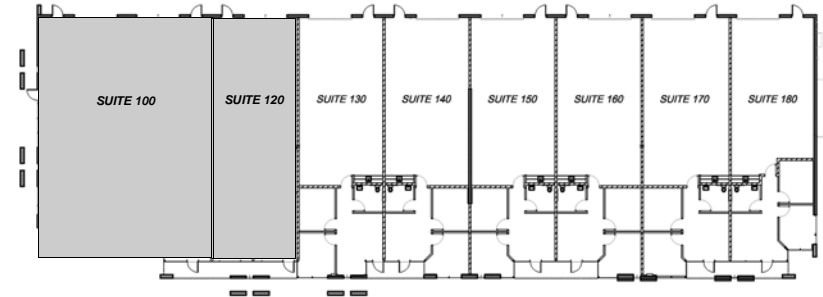
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5900 SEA LION PLACE



5910 SEA LION PLACE



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